

PROJECT NARRATIVE

**5-PP-2004
1-28-04**

The Estates @ Granite Mountain a subdivision at the Golf Club Scottsdale

This request is for approval of a preliminary plat for The Estates at Granite Mountain, a 240-acre site consisting of 63 custom home sites. The property is located north of Dynamite Blvd. between 118th Street and 124th Street. The Golf Club Scottsdale golf course is directly east of the site. The site is bordered to the west, north and south by undeveloped low-density residential property.

This subdivision will feature large lots with generous building envelopes accessed via a gated entry. Residents will enjoy home sites that have been carefully planned to maximize views and incorporate many natural features. Regional landmarks such as: Fraisefield Mountain; Four Peaks; the McDowell Mountains; and Tom's Thumb are visible from almost every lot. A majority of the site vegetation was burned in the 1995 wildfire, however the site is scattered with mature saguaros, rock outcrops, and meandering washes which slope from west to east. The Estates at Granite Mountain will also include an internal open space amenity consisting of three practice golf holes and a putting area. This common open space is for residents only.

- This application also includes a request for amended development standards. Amended standards will allow greater flexibility in locating roads and home sites around sensitive areas such as jurisdictional washes and rock outcrops. The property is entitled for 63 units. Approval of amended standards will not increase density.
- There are two zoning districts on the property; R1-190 ESL and R1-130 ESL. The 120th Street alignment is the approximate line of separation between the two zoning districts. Lot sizes within the R1-190 zoning district average 165,393 s.f. or 3.8 acres with the largest lot close to 5.8 acres. The smallest R1-190 lot will be no less than 142,500 s.f. Lot sizes in the R1-130 zoning district average 124,196 s.f. or 2.8 acres. The largest R1-130 lot is approx. 5.3 acres in size and the smallest will be no less than 97,500 s.f.
- Approximately 76 acres of NAOS are required and over 90 acres are provided. Defined building envelopes help establish and preserve on-lot NAOS.
- A multi-use public trail is proposed along 118th Street. This trail will replace the existing trail that runs along the western edge of the Golf Course property. This new trail alignment will provide a connection from Dynamite to Dixileta and the State Land to the north as opposed to the existing trail that provides no connections. This new trail location is consistent with the up-dated Trail Master Plan.
- A 100' scenic corridor is provided along Dynamite Blvd.
- The average width of the scenic corridor is 105'.
- The average width of the building setback along Dynamite Blvd. will be 155'.
- No perimeter walls are proposed.

Scenic Enhancement Zone

The Estates at Granite Mountain plans to create a "Scenic Enhancement Zone" within the Dynamite Blvd. 100' scenic corridor. The owner would like to use this open space as a natural buffer for noise and visual pollution. Dynamite Blvd. eventually will become four to six lanes, which will further impact the site. In addition, the 1995 fire reduced the amount of vegetation along the roadway. The "Scenic Enhancement Zone" will buffer the home sites from Dynamite Blvd. and provide a greater experience for those traveling along Dynamite Blvd.:

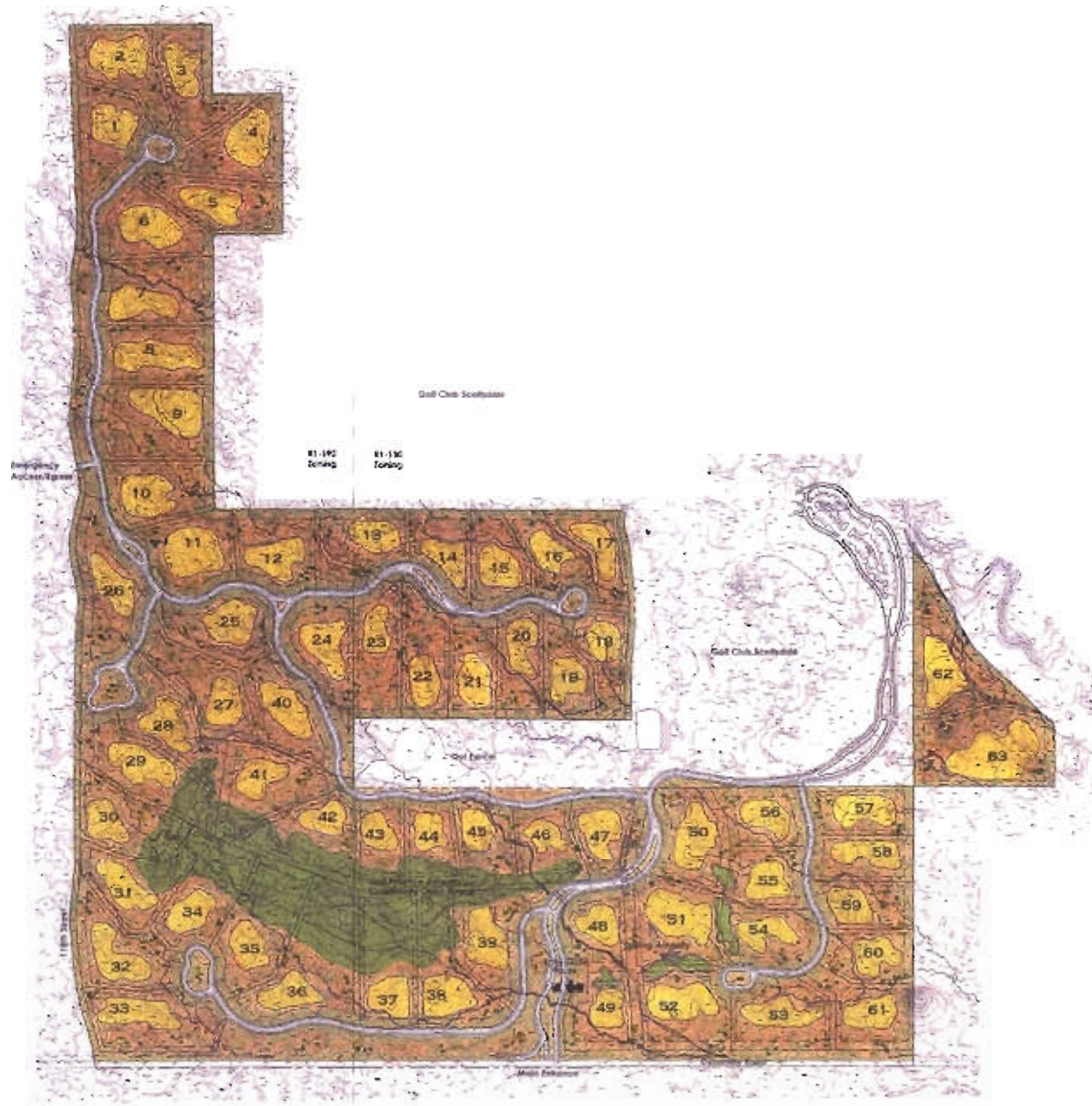
- The Enhancement Zone consists of re-vegetated landforms approximately eight feet higher than the elevation of Dynamite Blvd.
- Slopes will average 3:1 and be rounded to blend in with the surrounding desert.
- Vegetation will be consistent with plant materials and density appropriate for the area.
- The Enhancement Zone will be the north seventy-five (75) feet of the Scenic Corridor.
- The first twenty-five (25) feet will remain undisturbed.
- Specific on-site design and implementation of the Enhancement Zone will insure that significant natural features will remain intact.
- Recent utility construction within the Dynamite Blvd. right-of-way has disturbed this area and the owner would like to re-vegetate this area as well.

**The Estates @ Granite Mountain -
Justifications for Amended Development Standards:**

Per the Environmentally Sensitive Lands Ordinance, development standards may be reduced by 25%. This applied to lot sizes, lot widths, and building setbacks. This application meets the criteria for amended development standards as outlined in the zoning ordinance:
(note, approval of the amended development standards will not increase density)

- A) Protect and preserve significant natural and visual resources:
Significant rock outcropping can be found scattered throughout the site, along with several washes. They are located on the opportunity and constraints map. Flexibility in lot sizes and design will allow these features to be incorporated into the subdivision layout and preserved for everyone's benefit.
- B) Conserve the character of the natural desert landscape:
Approximately 75 acres of NAOS are required. 90+ acres of NAOS will be provided through dedications within the scenic corridor, wash corridors and on-lot areas. This is an increase of NAOS by 21%.
- C) Density will not increase with the use of amended development standards:
The site is currently entitled for 63 units and 63 lots are proposed. The goal of amended development standards is to develop a sensitive plan that preserves the desert environment and creates a pleasing neighborhood.
- D) Public Trail along 118th Street:
The 118th Street trail will replace a trail required on the adjacent golf course. This proposal includes accommodations for a multi use public trail along 118th Street from Dynamite Blvd. to Dixileta Road. This trail will be fully accessible to the general public and is part of the City's Trails Master Plan. This trail replaces the trail that follows the western boundary of the golf course property but, which does not provide a connection to Dynamite Blvd. OR the City's trail system
- E) There will be no perimeter walls found on the edges of the community:
To preserve the scenic beauty of the desert, there will be no perimeter walls found on the edges of this community.
- F) Increased Scenic Corridor and Building Setback:
A 100' scenic corridor (average) will be provided along Dynamite Blvd. The site provides an average scenic corridor of 105' with a minimum setback of 80'. In addition, the average building setback along Dynamite Blvd. is 155'. This meets the intent of the scenic corridor by providing a greater visual setback.
- G) Minimize the impacts of development and construction on surrounding property:
The Estates at Granite Mountain is a community of custom lots that provides large lots with substantial setbacks and an excess of NAOS. The development will require no mass grading. Roads will be carefully designed to minimize grading and disturbance and erosion. Each lot will be subject to a separate review by the City Staff.
- H) Retain the visual character of the area:
This low density development with large setbacks, excess open space, minimal grading and limited building heights combined with ESLO color and materials result in preserving the character of the area.
- I) Creative and sensitive planning and design:
The site plan has been carefully designed to take full advantage of the features of this property. Roads and lots were planned around washes, rock outcrops, and existing vegetation. Views to surrounding landforms were maximized while disturbance to the existing desert landscape will be minimized. The variety of lot sizes and shapes helps create an attractive streetscape.

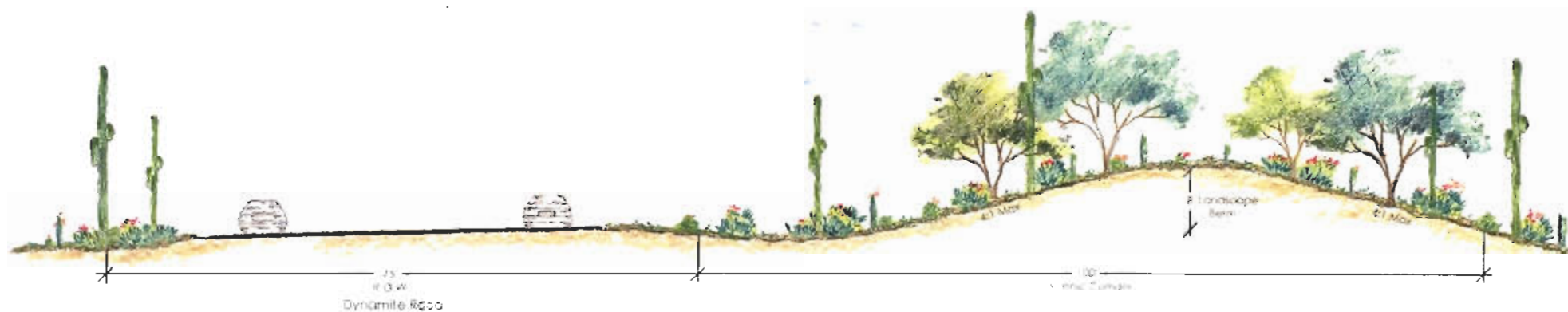
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Site Plan
The Estates at Granite Mountain
Scottsdale, Arizona

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Scale 1" = 200'

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Scenic Corridor Exhibit
THE ESTATES AT GRANITE MOUNTAIN

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